

MEMORANDUM

DATE: June 16, 2011
TO: Policy Committee
FROM: Luke Vinciguerra, Planner
SUBJECT: Development Standards – Private Streets

Staff presented a framework for changes to the private streets regulations to the Policy Committee in February during Stage I of the Zoning Ordinance update process. As a reminder, topics discussed were the inconsistencies in the Zoning Ordinance as to when private streets are permitted and the provision of an option for a construction standard waiver when an unusual street feature is proposed that would not be generally permissible by VDOT (staff enforces VDOT construction standards for private streets). The Policy Committee was supportive of staff's proposed ordinance revisions and suggested investigating minimum geometric standards for private streets. To date, the Board of Supervisors has not commented on this issue.

Attached find staff's proposed new ordinance section that clarifies when and where private streets may be permitted and standardizes the construction standard waiver provision. The proposal is similar to the Mixed Use/ R-4's district's private streets requirements. Instead of creating minimum geometric standards, staff proposes ordinance language that clarifies that private streets shall meet VDOT construction and geometric standards. Should an applicant propose a design inconsistent with VDOT guidelines, the applicant would need to apply to the Development Manager for the proposed modifications.

Staff requests that the Policy Committee offer comments on these draft ordinance amendments prior to the Board of Supervisors work session later this summer.

Attachments

1. Draft ordinance language